

Vicinity Map Scale: 1" = 2000'

Owner's Certificate:

The subdivision of land shown on this plat and known as "Minor Subdivision of the Property of: Thomas B. Wallace(d) and Evangeline Wallace (Trustees)" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Signature of Evangeline Wallace, Date 12/20/18

Certificate of Notarization:

Commonwealth of Virginia City/County of Hampton (Name)

Notary Public Jo A. Woodard certifying the signatures of Thomas B. Wallace and Evangeline Wallace.



My commission expires: 02/28/2022, Notary registration number: 7046826

Area Table and RPA Table with columns for Parcel I.D., Original Area, Inside RPA, and Outside RPA for various lots.

Flood Certification:

The subject property is located in Zone "X" as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0116D with a Map Revised date of December 16, 2015.

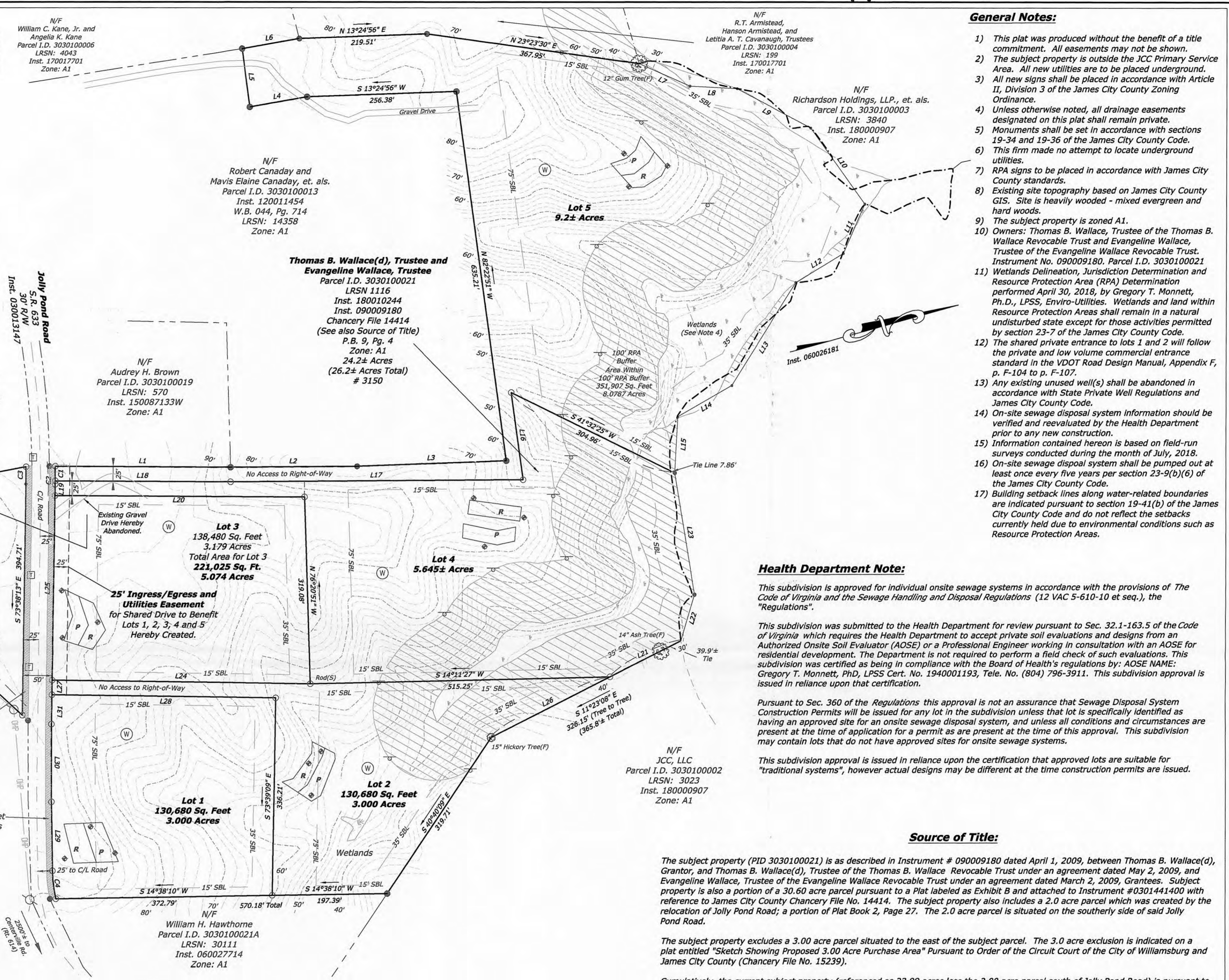
Certificate of Approval:

Approval signatures from Virginia Department of Transportation and Virginia Department of Health, dated 12/20/18 and 1/15/19.

Curve Table and Line Table providing technical survey data including bearings, distances, and curve details.

Legend

- Legend items: Utility Pole, Tree, Wetlands, Telephone Pedestal, Rod Set, Rod/Pipe Found, Bore Hole, Proposed Well, RPA Sign.



- General Notes: 15 points detailing plat requirements, easements, zoning, and survey standards.

Health Department Note:

This subdivision is approved for individual onsite sewage systems in accordance with the Code of Virginia and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq.), the "Regulations".

Pursuant to Sec. 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system...

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual designs may be different at the time construction permits are issued.

Source of Title:

The subject property (PID 3030100021) is as described in Instrument # 090009180 dated April 1, 2009, between Thomas B. Wallace(d), Grantor, and Thomas B. Wallace(d), Trustee of the Thomas B. Wallace Revocable Trust under an agreement dated May 2, 2009...

The subject property excludes a 3.00 acre parcel situated to the east of the subject parcel. The 3.0 acre exclusion is indicated on a plat entitled "Sketch Showing Proposed 3.00 Acre Purchase Area" Pursuant to Order of the Circuit Court of the City of Williamsburg and James City County (Chancery File No. 15239).

Cumulatively, the current subject property (referenced as 23.99 acres less the 2.00 acre parcel south of Jolly Pond Road) is pursuant to Deed of Confirmation dated June 11, 2012, and recorded as Instrument # 120015179, among the land records of James City County, Va. Additionally, the subject property is pursuant to Final Order, Civil Action #07-202 in the aforesaid County Circuit Court records.

The above subject property is as described on a plat entitled "Boundary Survey, Property of Thomas B. and Evangeline Wallace (Trustees)" dated June 8, 2018 by Gardy & Associates, P.C., and recorded as Instrument # 180010244 and recorded in the Office of the Clerk of the Circuit Court of the County of James City, Virginia.

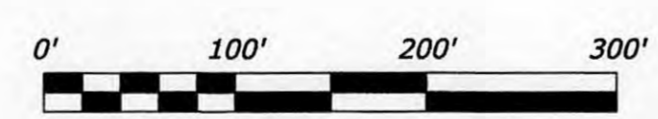
Surveyor's Certificate:

I hereby certify, to the best of my knowledge or belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of subdivisions within the County. The plat is based on field-run surveys conducted during the months of May and June 2018.

Signature of David R. Gardy, L.S., November 21, 2018

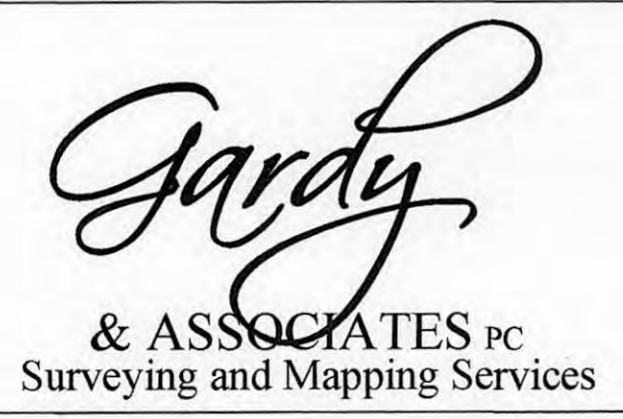
Zone - A1 Minimum Yard Requirements:

Table of yard requirements for Zone A-1: Front Yard 75', Side Yard 15', Rear Yard 35', Accessory Structures Side Yard 5', Rear Yard 5'.



Minor Subdivision: #3150 Jolly Pond Road

Property of: Thomas B. Wallace(d) and Evangeline Wallace (Trustees) Parcel I.D.: 3030100021; LRSN: 1116 Inst. 090009180 Powhatan District, James City County, Virginia



Contact information: (804) 370-2551, www.gardysurveying.com

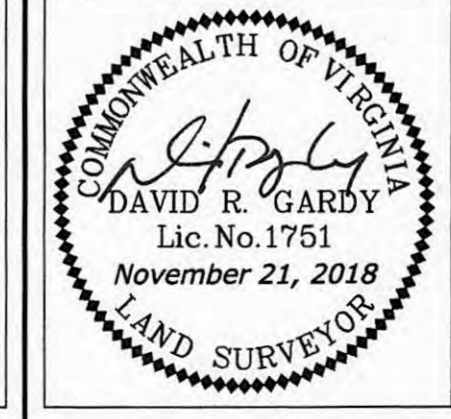
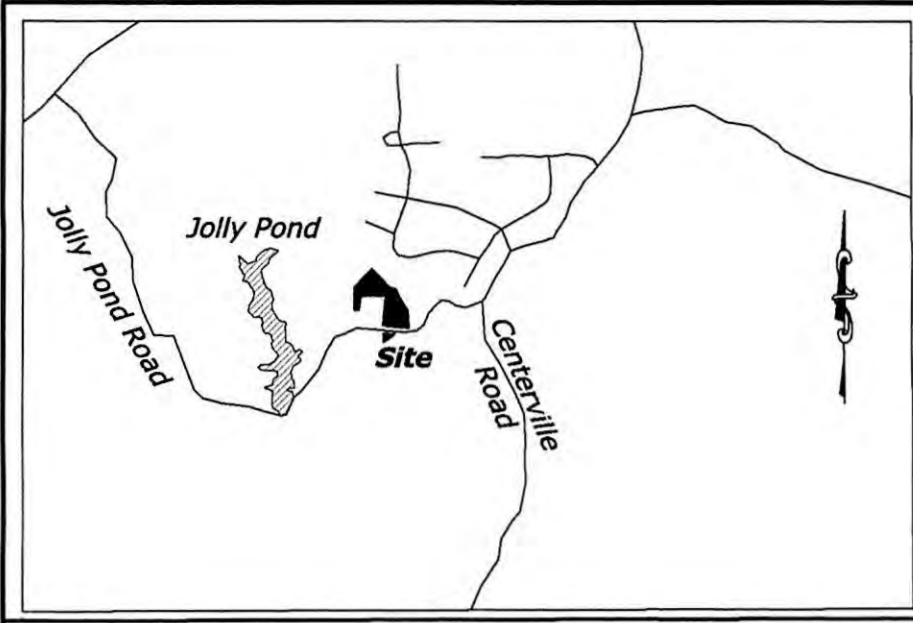


Table with columns for MAG. DISTRICT, COUNTY, DATE, SHEET, DRAWN BY, JCC Case, REV., and DATE.





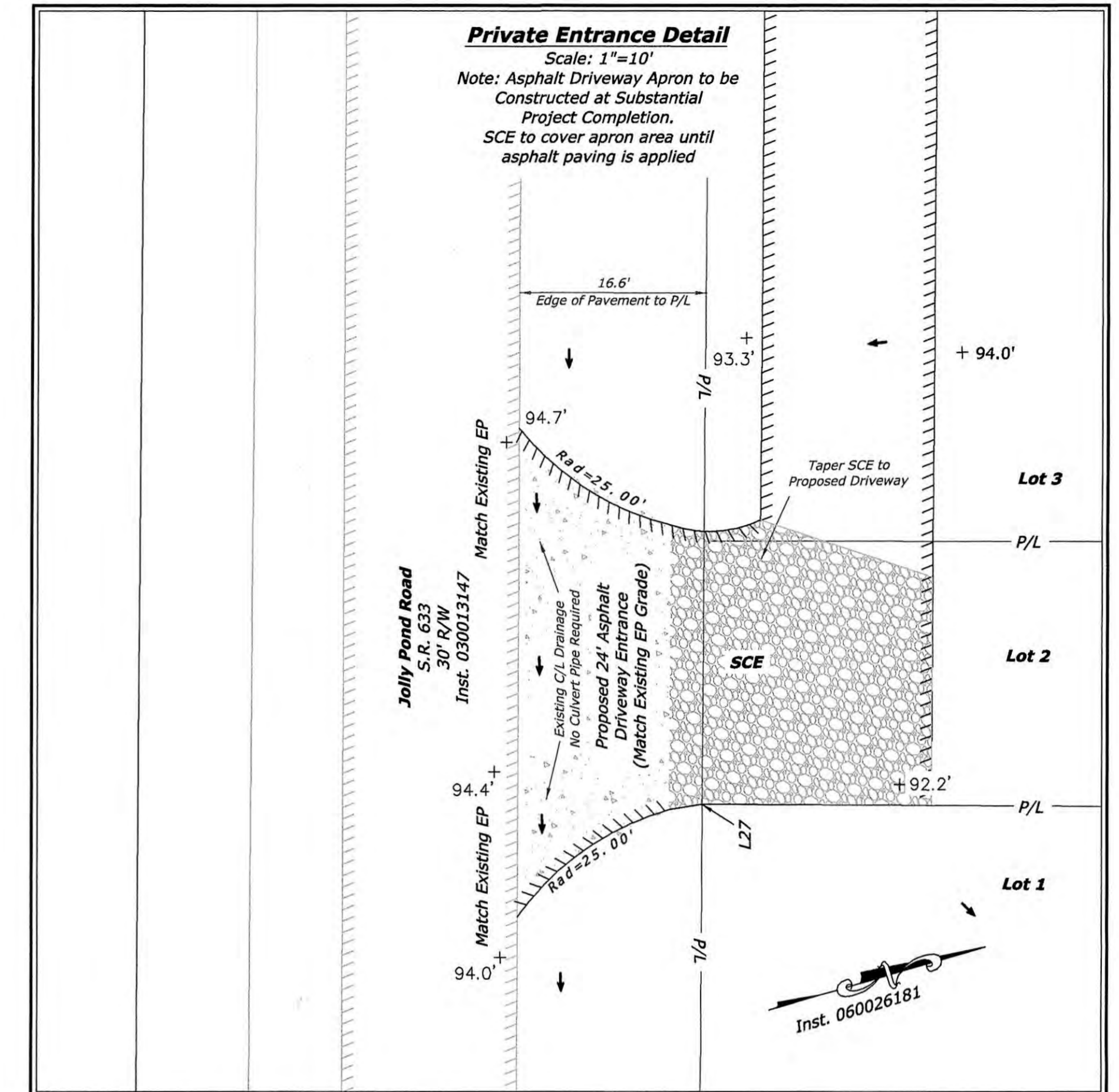
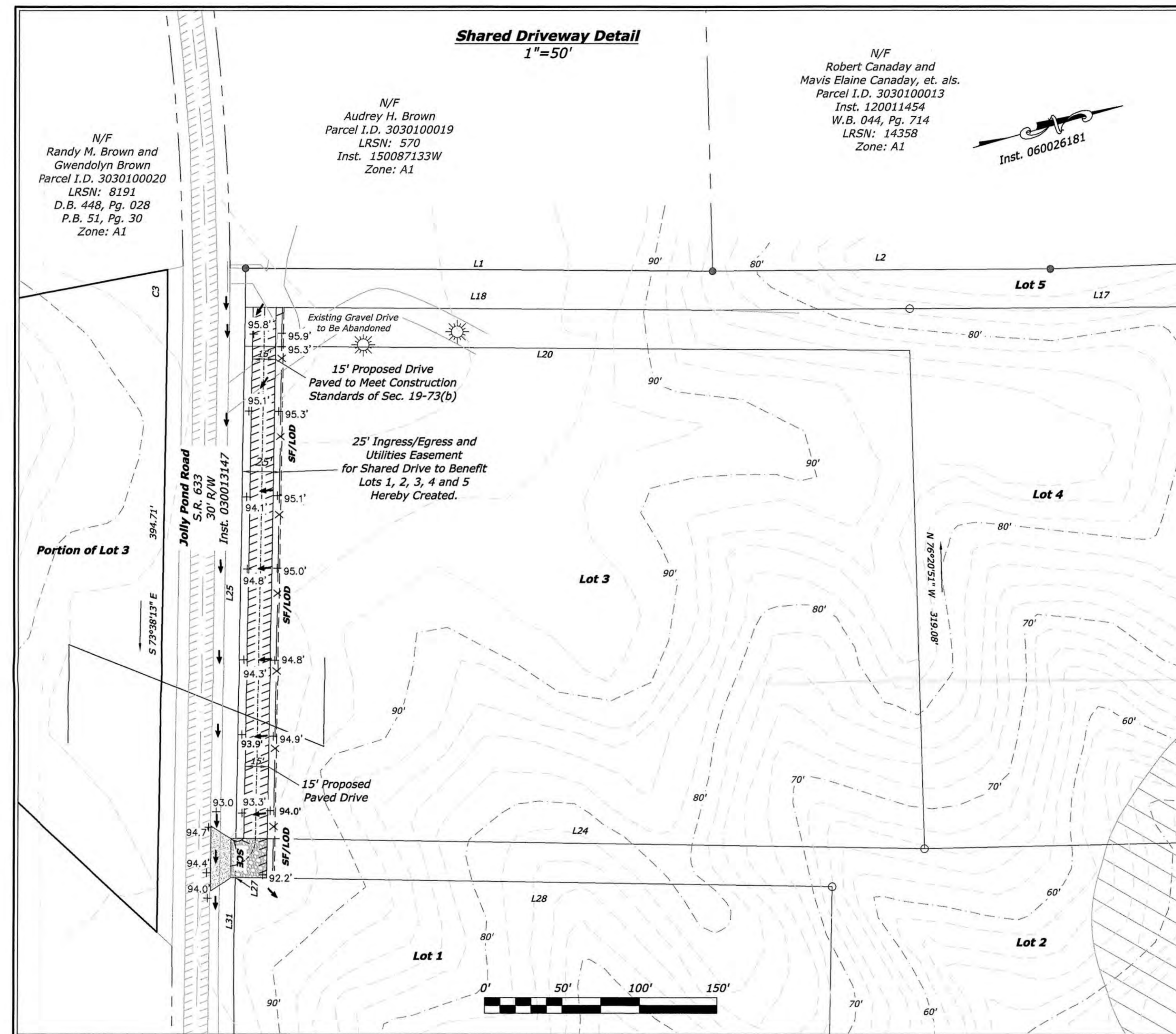
**Vicinity Map**  
Scale: 1"= 2000'

**Erosion and Sediment Control Notes**

1. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications of the "Virginia Erosion and Sediment Control Handbook" and Virginia Regulations 4VAC50-30: Erosion and Sediment Control Regulations, and Chapter 8 of the Code of James City County.
2. The Resource Protection Division of James City County must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.
3. All erosion and sediment control measures are to be placed prior to or as the first step in clearing.
4. Land disturbing activities in other areas of the subdivision (Lots 1-5) will be controlled by erosion and sediment control measures indicated on the individual site plans for each lot. The individual Site Plans for Lots 1 through 5 will be submitted to the James City County Engineering and Resource Protection Division prior to construction. This plan only pertains to erosion and sediment control measures associated with the use-in-common driveway crossing Lots 4 and 2, and the entrance to the site from Jolly Pond Road.
5. The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by inspection by James City County.
6. All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities, and during site development until final stabilization is achieved.
7. The contractor shall inspect all erosion control measures periodically and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

**General Notes:**

- 1) This site plan was produced without the benefit of a title report. All easements may not be shown.
- 2) The subject property is Outside the JCC Primary Service Area. The subject property shall be served by private water and sewer.
- 3) All new utilities are to be placed underground.
- 4) The shared private entrance to lots 1, 2, 3, 4, and 5 will follow the private and low volume commercial entrance standard in the VDOT Road Design Manual, Appendix F, p. F-104 to p. F-107.
- 5) Existing site topography based on James City County GIS and additional field run surveys
- 6) Property is zoned A1.
- 7) Owner/Developer: Thomas B. Wallace (d) and Evangeline Wallace (Trustee)  
Inst. 090009180



**Additional Notes:**

1. All erosion and sediment control measures must be in place and approved by James City County prior to beginning any land disturbance activities.
2. A Stabilized Construction Entrance will be constructed and maintained throughout the period of construction. At substantial completion, the Stabilized Construction Entrance will be replaced by an Asphalt Driveway Apron, as indicated hereon.
3. The shared driveway will have a paved surface at least 15 feet wide consisting of two inches of pavement over four to six inches of stone aggregate, in accordance with Section 19-73(b) of the Subdivision Ordinance.
4. The Asphalt Driveway Apron will be constructed in conformance with the Virginia Dept. of Transportation - Road Design Manual, Subdivision Street Design Guide.
5. Soils inspections for this site were provided by Gregory T. Monnett, Ph.D., LPSS. Details of the soils analysis are provided in the soils report provided to James City County, under separate cover.

Legend	
●	Rod Found
○	Rod Set
•	Record Data
LOD	Limits of Disturbance
SF	Silt Fence
SCE	Construction Entrance
→	Drainage Flow Direction
XXX.X	Ex. Spot Elevation
XXX.X	Proposed Spot Elevation

2 Large/Small Plat(s) Recorded  
herewith as # 190000629

City of Williamsburg & County of James City  
Circuit Court; This PLAT was recorded on  
1-5-2019  
at 11:30 AM, PB PG  
Document # 190000629  
MONA A. FOLEY, CLERK  
Mona Foley, Clerk

**Erosion and Sediment Control Plan For Shared Driveway**

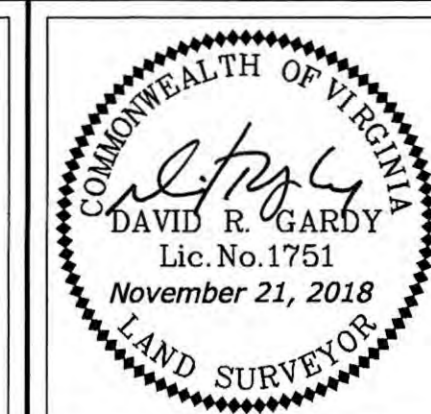


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P.O. Box 15 ■ New Kent, VA 23124



**Minor Subdivision: #3150 Jolly Pond Road**

Property of: Thomas B. Wallace(d) and Evangeline Wallace (Trustees)  
Parcel I.D.: 3030100021; LRSN: 1116  
Inst. 090009180  
Powhatan District, James City County, Virginia



MAG. DISTRICT:	POWhatan	COUNTY:	JAMES City
DATE:	August 10, 2018	SCALE:	1"=100'
SHEET:	2 OF 2	J.N.:	18-0010
DRAWN BY:	RJL	CHECKED BY:	DRG
ESC Case #	S-18-0028	JCC Case #	S-18-0036
REV.		DATE	
Per County Comments		September 11, 2018	
Per County Comments		October 4, 2018	
Per County Comments		November 21, 2018	